

Charlestown Cottages Points of Demonstration

Project Location & Description

- 3710 – 21st Avenue SW
North point of Puget Ridge
- Seven lots, 25 ft x 100 ft. = 17,500 sq. ft.
- Zoning: 2 lots RS 9600 & 5 lots L-1

This nearly level property is adjacent to a steep green belt giving an exceptional view of the city and Elliott Bay. Road access is from the SW corner on a gravel driveway in the street right of way. This driveway splits to serve a house 12 feet lower on the opposite side of the street. Special features of this property are the view to the north, privacy, rural nature of the site and neighborhood, limited access from the SW corner, and close proximity to downtown. A new elementary school is under construction within five blocks making this a great site for families.

Housing Statement and Intention to Build

After reviewing code allowed housing types: Single Family, SF with Accessory Dwelling Units, Cottage Housing and L1 Townhouses; we determined that the Cottage Housing Ordinance, with modifications to size and height, would give the best framework to build a community of homes which take advantage of the unique features of this site. We intend to build and sell four 3 bedroom cottage type houses.



Cracking The Code

Proposal:

Modifications to Cottage Housing Ordinance

Size:

Increase size of cottage housing (area & plate heights) commensurate with increased open space.

Access:

Waive major improvements to street right of way due to topography and to maintain access to neighboring property.

Purpose:

Allow community and pedestrian qualities of a cottage cluster development for larger cottage type homes appropriate for families and of a size that is economic to build as land cost accelerates. The scale proposed provides a needed transition between the scale of single family & townhouses in L1 zones.

1. Increase allowable floor area — Code Section 23.45.005:

C2. The total floor area of each cottage shall not exceed either 4-5 1.70 times the area of the main level or nine hundred seventy-five (975) sf, whichever is less.

The total floor area of a cottage may be increased by 1% for every 2% increase of openspace (above 300 sf) up to a maximum of 1,275 sq. ft. not including area in an attic or loft of under 200 sf.

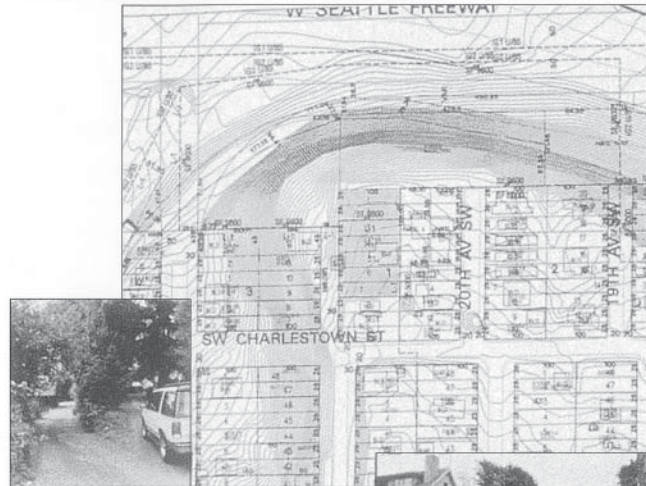
2. Increase allowable height — Code Section 23.45.009:

B. Cottage Housing Height. The maximum height permitted for structures in cottage housing developments shall be eighteen feet (18'). Height may be increased 1 ft for every 10% increase in open space up to twenty two ft (22).

C2. . . . Pitched roofs increased 5 to 10 feet depending upon slope (twenty-eight (28) thirty two (32), twenty-three (23) twenty seven (27) ft.

3. Increase allowable maximum footprint — Code Section 23.45.010:

For cottage housing developments, in addition to the limitations above of (lot coverage), the lot coverage for an individual principal structure shall not exceed six-hundred-fifty (650) seven hundred fifty (750) sf.



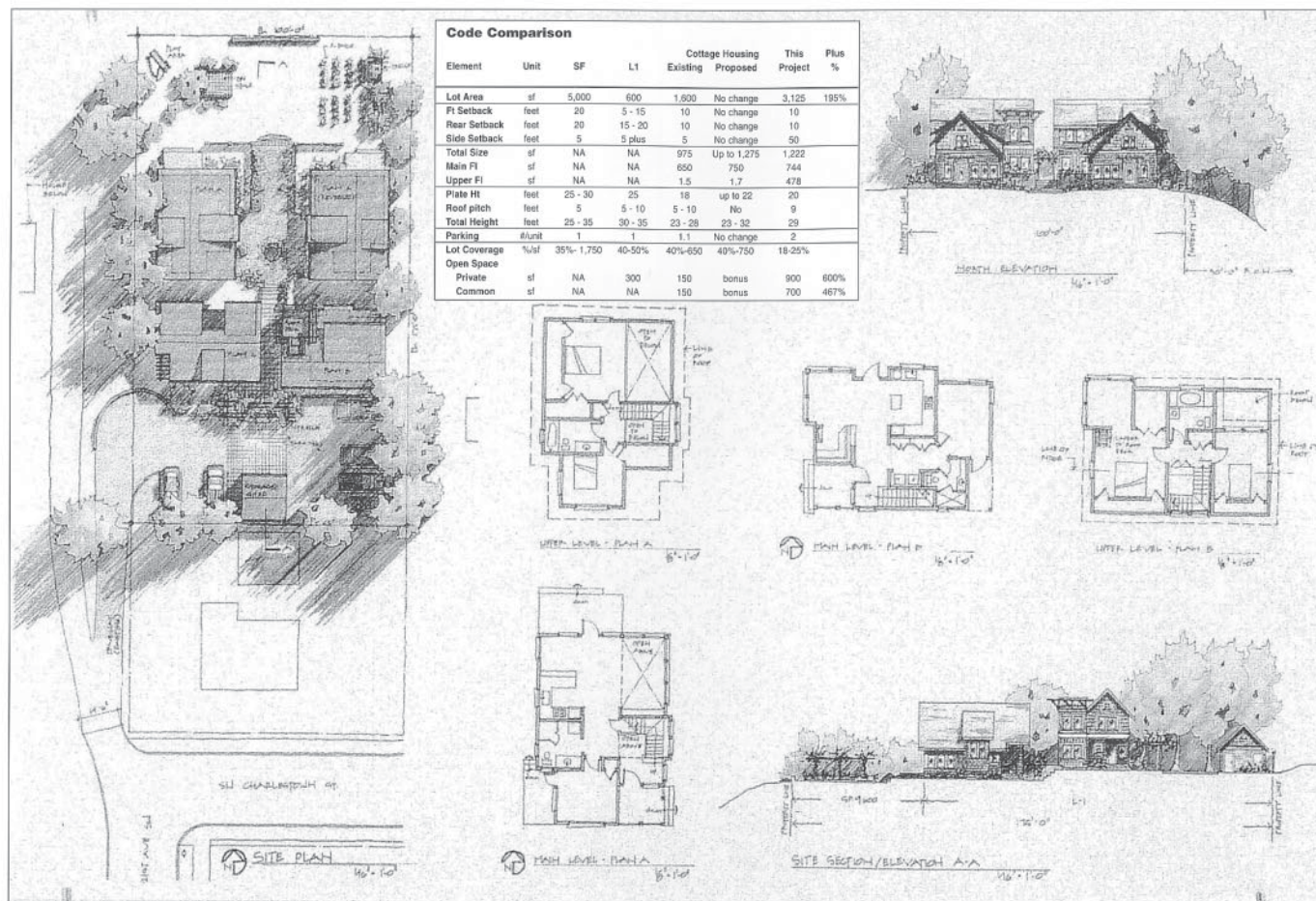
Neighborhood Acceptability & Consistency w/ Neighborhood Plan

The Neighborhood Plan is in the idea gathering stage and the following issues have received high priority.

- Promote home ownership.
- Retain green belts & wild life habitation.

Affordability Features

The four cottages will be sold at market rate. Prices are dependent upon the number and size of units and the cost of code requirements for site work related to access, utilities, fire hydrants, etc.



Charlestown Cottages Puget Ridge/West Seattle

Architect:

Geise Architects:
Carolyn D. Geise, FAIA, Eric Denny,
Karen DeLucas, Judy Tucker, AIA
Seattle, WA

Owner:

William Jobe & Carolyn Geise

Neighborhood Advocate:

Outreach for this project included contacting adjoining property owners, Neighborhood Planning staff & committees, the Puget Ridge Community Council, and the Delridge Neighborhood Development Association. We found concerns about additional traffic and parking congestion, the capacity of the existing access, and losing trees if 21st Avenue is developed to standards required by existing codes. All expressed support for changing from rental to home ownership.